

## Ford Site Planning - Phase II

The Phase II analyses of the 5 alternative development scenarios will begin in Fall 2007 and are anticipated to be complete by late Spring 2008. City staff will be scoping and preparing for the analyses over the summer and providing more information here as available.

The results of the Phase II analyses will inform the public, the Ford Site Planning Task Force, and policy makers about the estimated costs, opportunities, and impacts of the scenarios and possible mitigation measures associated with each one. This information will assist the Task Force in selecting a preferred development alternative to recommend to the Planning Commission and the City Council. The recommended alternative may be one of the five scenarios analyzed, or it may be a combination of the best elements from two or more of the scenarios. The preferred alternative will guide future zoning and Comprehensive Plan amendments for the site to be adopted by the City Council.

The Phase II analyses will include an **AUAR** review and a **fiscal review** of the 5 alternative development scenarios. The scenarios will also be measured against public purpose goals to be defined over the summer, based largely on key issues identified by the public in the Phase I planning work. Finally, each scenario will be evaluated for its sustainability potential, including:

- energy efficiency
- alternative energy systems
- stormwater management and water quality treatment
- reduced emissions
- multi-modal transportation
- natural open space systems
- other factors to be identified

*See **AUAR** link for a more detailed explanation of elements to be evaluated.*

**Fiscal review** – The fiscal analysis will compare the 5 scenarios for potential infrastructure costs, tax base generation, and financing options, in addition to other measures to be defined.